



ALHAMBRA
UNIFIED SCHOOL DISTRICT

ADDENDUM TO RFQ # 1219-18/19

Date: 6/5/2019

Project: Solar Photovoltaic (PV) Systems Power Purchase Agreement

From: Vivien Watts, Director of Business Services

Addendum Number: 2

THIS ADDENDUM IS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT AND AMENDS ONLY THOSE ITEMS SPECIFICALLY DEFINED HEREIN. THIS ADDENDUM MUST BE ACKNOWLEDGED ON THE BID/PROPOSAL FORM. YOUR FAILURE TO DO SO MAY RENDER YOUR BID/PROPOSAL NON-RESPONSIVE.

Please see the following pages for questions and answers. If a document is referenced in the district response, please go on the district website for the document listed under Addendum #2.

RFI #	Query	Response
1	Both San Gabriel HS and Mark Keppel HS are noted as having 208/120V Main Services whereas the Site Visits imply that the sites are metered at Medium Voltage. Could you get confirmation of their Service Voltage and Bus Sizes at these two sites?	Confirmed in electrical drawings that San Gabriel HS and Mark Keppel HS have 4160 V service
2	Many Arrays are located right on property lines or in possible easements. Could the district provide plotted easements and or title reports showing the locations of existing easements.	Plotted easements and title reports are not available at this time. For general public information, refer to L.A. County Assessor's Office maps.
3	Century HS does not appear in the main RFP document or the Excel Calculation Workbook, however it was included in the site walk and the Aerial Site Maps. Can you provide the information for this site which is provided for the other sites on page 9-10 of the RFP?	Century HS is being exclude from the RFP.
4	Can you confirm the District has not submitted interconnection applications? We see some references to grandfathered rates in the Excel Calculation Workbook. If you have submitted any interconnection applications, please provide copies so we can ensure our proposed system designs are aligned.	The District submitted interconnection applications for all sites included in the RFP. The Excel Calculator Workbook accounts for these applications by allowing grandfathered electrical TOU rate periods for the duration of the interconnection agreements and then switching to the new TOU rate periods.
5	With regard to the project schedule, can you provide your expectations for when construction can begin? Can construction only begin after school is out for summer 2020?	The best time for major site construction is 6/1/20 to 7/31/20. Planning and site prep work may happen before 6/1/20; cleanup and final items may continue after 7/31/20.
6	For San Gabriel High School, please verify the easement area. Can you confirm specifically where we can place our columns and that we can overhang to the north within the highlighted area of the Aerial Site Map?	The easement is a Tieback easement (only) that extends 35 feet south of the Alameda Corridor trench wall. Within that 35 foot easement footings can only be installed at a depth of no more than four feet unless a structural study would demonstrate that the structural integrity of the Trench Tieback system would not be adversely affected. Overhanging any part of the 35 foot easement is acceptable. See Google Earth SGHS markup RFI #15.pdf
7	For San Gabriel High School, please verify the electrical room details. At the site walk we weren't able to take photos of electrical room, only outside electrical area. The outside electrical area shows meter and switchgear at MV 4.16KV whereas photos from District show a different meter and 208V.	The outside meter (photos provided) is the main meter. There are some other small meters on-site, but these are small and inconsequential.
8	At the District Office site, the northwest parking lot along Chestnut Street has trees planted along the sidewalk on City property that are overhanging into the District's property limits and will likely shade or impact the placement of a solar canopy in that location. Can the District work with the City to have these trees trimmed back to the City property line prior to construction?	Yes, District will work with City of Alhambra.
9	Please provide access to As-built record drawings for each site.	For the purpose of submission of this RFP access to as-built drawings are not available.
10	We want to confirm if the District is okay with solar canopies being placed where various "play activities" take place, mainly two categories, as many of the District's preferred areas sit over: -Basketball courts, volleyball courts, tetherball (these play activities could not take play under the solar canopies) -Foursquare, Hop-scotch (these could remain under the solar canopies)	The District is okay with solar canopies within the pre-approved areas in Appendix A Site Maps. For the purposes of this RFP assume that all arrays can be situated in all the areas as drawn. If canopy impedes the play activities providers should note in their proposal.
11	Please provide the most current Safe Dispersal Maps for each site to confirm solar canopy locations do not conflict with these areas.	Site dispersal maps are not available for viewing. For the purpose of this RFP, assume all canopy locations provided by AUUSD do not conflict with dispersal areas.
12	Does the District own the land at each school?	Yes
13	Is the District interested in rooftop solar? If so, are there specific sites where it will be considered.	The District is not interested in rooftop solar with the exception of the steel structure located on the 3rd floor of the Bldg. C at Alhambra High School.
14	Is the District interested in alternate array locations that can achieve lower cost/PPA rates?	Per instructions given during the site walk all alternative array locations were to be submitted as an RFI
15	Please provide the easement map and description for the rail line along San Gabriel HS.	The easement is a Tieback easement (only) that extends 35 feet south of the Alameda Corridor trench wall. Within that 35 foot easement footings can only be installed at a depth of no more than four feet unless a structural study would demonstrate that the structural integrity of the Trench Tie back system would not be adversely affected. Overhanging any part of the 35 foot easement is acceptable. See attached RFI #15 Google Earth SGHS markup.pdf
16	During the site walk of San Gabriel HS, it was mentioned there are plans to reorient the bus parking in lot #1 and utilize the easement area for parking. Please provide plans showing the planned build out.	See attached file. Proposed Vehicle Maintenance Facility (RFI #16) pdf
17	What are the "not to exceed numbers" and estimated \$/kW rates are for both development and legal costs? This will need to be priced into the PPA rate.	For the purposes of this RFP, the anticipated maximum Development Costs are estimated to be \$100,000; the anticipated maximum Legal Costs are estimated to be \$50,000.
18	Mark Keppel HS: may we propose carports in the two parking lots to the south and southeast, as indicated below? (photo to right)	The District will accept solar carports in the southeast parking lot by the baseball field only. See attached RFI #18 MKHS Proposed Location.pdf

19	Alhambra HS: At the site walk it was mentioned that the field is available for solar, as indicated below. Can you confirm this and confirm what type of arrays would be considered? Should these be shade structures or would ground-mounts be considered? (photo to right)	No solar arrays are to be placed on the field. See attached RFI # 19 AHS Proposed Location.pdf
20	Alhambra HS: is the black asphalt lot in area #3 part of the school's property? It appears that it may be a different parcel. Additionally, there are overhead lines along the north and west of this lot, which will likely prevent us from building here.	Delete options #3 and #4 from possible array locations.
21	Monterey Highlands ES: may we propose to use areas #2 and #3 and not #1? We are considering excluding #1 (the parking lot) because it is structurally less efficient, heavily shaded, and may require tree clearing. However, if you prefer area #1 we will use that area.	Submit proposals for areas 1, 2, and 3
22	Century HS: in addition to the information we previously requested for this school, can you supply interval data for the proposed interconnecting meter(s)?	Century HS is being excluded from the RFP.
23	Mark Keppel HS: The photo provided of the label of the electrical panel shows Medium Voltage switchgear at 4kV. The school meter shows 208V. Can you please take a photo of the 208V Low Voltage switchgear which distributes energy to the school (main breaker and label).	Confirmed in electrical drawings that San Gabriel HS and Mark Keppel HS have 4160 V service
24	District office: The district office meter numbers (both Mission and Marengo) in the photos don't appear to match the aerial map. Can you verify the meter numbers?	The meters were recently upgraded. The Marengo Meter is labelled as #259000-059899 in the site map and is now #259000-005908 in the meter photographs. The Mission Meter is labelled as #259000-060253 in the site map and is now #259000-068190 in the meter photographs
25	What is the interconnection status on all these sites? Please provide interconnection applications or agreements if already in process.	The District submitted interconnection applications for all sites included in the RFP. The Excel Calculator Workbook accounts for these applications by allowing grandfathered electrical TOU rate periods for the duration of the interconnection agreements and then switching to the new TOU rate periods.
26	RFP requires an in person submittal. This is a doable but an unusual requirement. Please confirm this is important to the District and required.	In person delivery to AUSD Purchasing Dept. is required and ensures receipt by District. AUSD assumes no responsibility for late or undelivered submittals by USPS, FedEx or other delivery services by the RFP deadline: 2 p.m., June 19th, 2019.
27	During the site walk it was said tree removal would be permitted as needed by the District. Please confirm.	YES
28	District states the carport spec is to include concrete abutment up to 24-inches on shade structures. While useful for protecting carport structures in parking lots this is considered a safety issue in play areas by other districts. Please confirm if you would like this included for all sites or only for parking lot structures.	Only include 24-inch concrete abutment on carport structures; do not include for play areas.
29	What is the Districts desired canopy height at each site?	District does not have a predetermined canopy height. For the purpose of this RFP, the canopy height should be appropriate to the location.
30	Confirm who is responsible for obtaining CEQA Notice of Exemption and who is responsible for the cost?	District will require assistance from Design-Builder to file for CEQA Notice of Exemption. Solar provider is responsible for the cost.
31	RFP states that light posts are to be capped in place. Is it the Districts desire to remove the concrete base to grade also?	Yes
32	Have any easements been identified and included in the RFP? If so please provide.	Refer to answer for RFI #15.
33	Will the District Office be self-permitted by the District or should it be routed through the local AHJ?	Local AHJ for District office
34	Should contractor exclude sites from its proposal if the Contractor believes that they will not show a positive NPV savings to the District?	Contractors should include all sites and note negative NPV accordingly
35	Please confirm that District will handle IOR/LOR costs. If not, please specify allowance that we should include in our proposal.	District will select and pay for IOR.
36	Can the District provide single lines and electrical as-builts for each site? Especially useful for the large High School Sites Alhambra, Mark Keppel, and San Gabriel.	Electrical Single Line Drawings have been provided for the High Schools and District Office.
37	Are there any summer school or activities planned at the sites for summer 2020 that the Contractor needs to be aware of?	Summer school activities happen at all high school sites and 3-4 elementary sites. Summer school locations will be chosen in January 2020. Substantial construction is expected to occur during summer 2020.
38	Alhambra HS – Is it acceptable to install canopies near the football practice field?	No
39	Alhambra HS – will the District remove the storage shed near the tennis courts to allow for a larger array there?	Yes

40	Alhambra HS – are there any known spare conduits running along 3rd street?	We do not know.
41	Alhambra HS – are there any known spare conduits running under 4th street?	We do not know.
42	Alhambra HS – can the District provide the site single line?	Electrical Single Line Drawings have been provided for the High Schools and District Office.
43	Mark Keppel HS – please confirm that the North side, along I-10, will be planted with future trees and should not be used for arrays	The District is okay with solar canopies within the pre-approved areas in Appendix A Site Maps. For the purposes of this RFP assume that all arrays can be situated in all the areas as drawn.
44	Mark Keppel HS – can the District provide the site single line?	Electrical Single Line Drawings have been provided for the High Schools and District Office.
45	District office: for this facility, would the District consider longspan canopies which cover the drive aisles?	Yes, we will consider longspan canopies but need to approve specific location(s).
46	On RFP Pg3, the RFP states, "Responses shall not exceed fifty (50) pages, excluding exhibits in the appendix." Can the District provide more clarity? Are these single-sided pages? What items are considered exhibits in the appendix? For example, are site designs considered exhibits?	Double sides, single spaced, similar font and size as the RFP. The 50 page maximum does not include digital appendices such as the excel workbook and site plans. We do not need printed copies of the workbook or site maps.
47	RFP Pg 16, the District requests a Certification of nondiscrimination. "Each Respondent must certify that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all Federal, State, and local directives and executive orders regarding nondiscrimination in employment; and that it agrees to demonstrate positively and aggressively the principle of equal opportunity in employment." Is there a specific form or certification that the District would like each vendor to use?	The District does not have a specific form; please include this or similar statement in the business information section of your response.
48	With respect to the excel book to calculate District utility savings, the vendor/developer is not able to select a new post-solar rate. Can the functionality be provided to make tariff changes post-solar so that more accurate savings values can be calculated?	Appendix B - Calculation Workbook v2 has this added functionality. Respondents now have the ability to change the New TOU Period Rate Structure (cell C22 in 'Solar Savings' and 'Battery Savings' sheets) if they feel that a different rate structure option (i.e. Option E vs. Option D) is more beneficial. Note that base rate structures should not be altered (i.e. it is not allowed to change from a GS-2 to a TOU-8 rate structure). All Grandfathered Rate Structures (cell C3 in 'Solar Savings' and 'Battery Savings' sheets) should remain the Option R rate. Furthermore, the updated workbook includes the SCE rate structure TOU-8-E. See attached Alhambra USD_Solar RFP_Appendix B - Calculation Workbook v2
49	With respect to the excel book to calculate District utility savings, it appears that the Winter demand charges are missing from the calculation. Can this District confirm these calculations?	Appendix B - Calculation Workbook v2 has been updated to correct this mistake. All Respondents should use Appendix B - Calculation Workbook v2 when submitting their proposals. Previously this Winter Mid-Peak demand charge was calculated as a Summer Mid-Peak Demand charge, so this Summer Mid-Peak Demand charge has been removed and the Winter Mid-Peak demand charge has been added. See attached Alhambra USD_Solar RFP_Appendix B - Calculation Workbook v2
50	With respect to the excel book to calculate District utility savings, the District is requesting a single charge/discharge profile for both Grandfathered and Non-Grandfather scenarios. Given the difference in how these two tariffs are structured, the battery algorithm would operate differently to maximize savings. Can the District indicate which profile they would like to see? Grandfathered vs Non-Grandfathered?	Appendix B - Calculation Workbook v2 has this added functionality. In the '15-Min Load Analysis' sheet, column AA is linked to column Y by default, but can be different than column Y. Columns Y and AA provide respondents with the ability to submit different battery charge / discharge profiles for Grandfathered and New TOU Periods. See attached Alhambra USD_Solar RFP_Appendix B - Calculation Workbook v2
51	RFP Pg 14 #10, the RFP states: "All costs associated with required SCE distribution or service upgrades are the responsibility of the Design-Builder and not AUSD." SCE upgrades are unknown to vendors prior to the submission and evaluation of an interconnection application by the utility. Ultimately, incurred upgrade costs can be financed into the PPA, however, for the purposes of the evaluation, can this requirement be removed so that vendors are evaluated equally?	Exclude from PPA price, but note anticipated costs per site in proposal.
52	RFP Pg 14 #11, the RFP states: "AUSD requires security measures to limit the potential for theft and vandalism during and after construction of the PV Systems. Costs associated with implementing and maintaining security measures will be borne by the Design-Builder." While vendors are responsible and budget for maintaining a secure site during construction, the design and installation of a security system for on-going security is more complicated. This scope of work would require collaboration and significant customization based upon the District's existing infrastructure and specific goals. Ultimately, this cost can be financed into the PPA, however, for the purposes of the evaluation, can this requirement be removed so that vendors are evaluated equally?	The District understands that the security of the solar arrays will take collaboration. The intent is to understand what security measures are anticipated to better evaluate each-firms approach. Ultimately the liability of any vandalism or theft is to be born by the solar provider.
53	Regarding San Gabriel HS and Mark Keppel HS, can the District confirm the voltage & amperage of these sites?	Confirmed in electrical drawings that San Gabriel HS and Mark Keppel HS have 4160 V service. See electrical single lines for amperages.

54	Regarding San Gabriel HS: Does the District want developers to propose arrays in the Northern Area #1? There are several concerns with this area: (1) according to the site walk, foundations cannot be located in the blacktop area due to underground easement restrictions; (2) Arrays located in this area would require fire access, however, the road is too narrow to meet the fire code requirements for a fire-truck to turnaround (3) Arrays located in the western portion of this location would be adjacent to three baseball diamonds. - Can the District clarify its arrangement with the transportation authority operating the railway?	Refer to RFI #15
55	Regarding Alhambra HS- Regarding Area #2, is the District aware that they would lose four (4) basketball hoops and the fence line on the western edge of the blacktop? If yes, and District would like vendors to use this location, who is responsible for removing the basketball hoops and fence (the District or Vendor)? Should the fence be replaced by a smaller six (6) foot fence where it is in conflict with the array?	Refer to RFI #10
56	Regarding Monterey Highlands ES: Will the District have the ability to trim or remove tall vegetation on the slope immediately south of Area #1? Or are these soil stabilizing vegetation? Does the District have permission to remove, relocate, reroute lighting fixtures on utility poles that would be in conflict with an array in Area #1?	Assume AUSD can remove the light poles and trim tall vegetation and trees.
57	Regarding the District Office: Does this District have the ability to have trees located in the northwest area removed or trimmed by the City of Alhambra?	Yes, District will work with City of Alhambra.
58	Regarding Emery Park ES: Is the District okay with losing the baseball backstop and fence under Area #1 on the eastern side of campus, south of the parking lot? If so, who is responsible for this scope (the Vendor or District)?	Refer to RFI #10
59	Regarding Park ES: Is the District open to a new array north of Area #2 that would saddle the field and blacktop area?	Yes as long as the array would not impede any of the activities currently situated at the site.
60	Will the District accept a 20-year PPA as an additional alternative to the 25-year PPA?	For the purpose of this RFP please submit a 25 year PPA
61	At Mark Keppel High School, is there a second possible POI location in the Northeast parking lot?	If SCE approves the connection, all associated costs are accounted for, and the connection is technically feasible, the District is open to connection at the transformer in this parking lot. Please see the electrical single-line drawings for the site provided for additional information.
62	Would the District accept an additional alternative response in which the District would not be able to purchase the system for no more than \$1 at the end of PPA term?	For the purposes of this RFP response present a \$1 purchase price at the end of PPA term.
63	Have interconnection applications for solar projects already been submitted to secure Time of Use grandfathering? If so, could these be made available?	The District submitted interconnection applications for all sites included in the RFP. The Excel Calculator Workbook accounts for these applications by allowing grandfathered electrical TOU rate periods for the duration of the interconnection agreements and then switching to the new TOU rate periods.
64	Where arrays overhang basketball courts, hoops would have to be removed. Who would be responsible for the removal/relocation?	Refer to RFI #10
65	Can the district provide as-built drawings for each of the sites? (Electrical, locations of any gas/water lines, etc)?	For the purpose of submission of this RFP access to as-built drawings are not available.
66	Can the district release any drawings/details of the easement located along the northern edge of San Gabriel HS?	Refer to RFI #15
67	Can the district release any plans indicating the future arrangement of the bus yard at San Gabriel HS?	See attached file, Proposed Vehicle Maintenance Facility (RFI #16).pdf
68	Can the District identify the exact costs of 1) costs of consultant services ("Development Costs") and 2) the District's legal costs ("Legal Costs")?	For the purposes of this RFP, the anticipated maximum Development Costs are estimated to be \$100,000; the anticipated maximum Legal Costs are estimated to be \$50,000.
69	The link below contains proposed alternative solar locations: https://forefrontpower.egnyte.com/d/eDSJUFxt2y	See attached file RFI # 69 Alternate Proposed Locations.pdf for approved and not approved alternate locations of arrays.
70	On the site walk, some of the POI locations were different than were originally identified in Appendix A.	Appendix A has been revised. See attached Alhambra USD_Solar RFP_Appendix A - Aerial Site Maps v2.pdf
71	RFP #1219, Appendix C, page 3, B, Provider's Output (3) Contract Years (the "Measurement Period") states: "shall be at least ninety-five (95%)".	Change to: shall be at least ninety (90%).
72	RFP #1219, Appendix C, page 9, Purchase Option, A, states "...each Solar Facility "on the sixth (6th)".	Change to on the seventh (7th)
73	RFP #1219, Appendix C, Exhibit A, Definitions, page 23, 13 states "shall".	RFP #1219, Appendix C, Exhibit A, Definitions, page 23, 13 should be "shall be".
74	RFP #1219, Appendix C, Exhibit D, Site Purchase Option Price, page 30, line 2 states "End of Year 6".	RFP #1219, Appendix D, Exhibit D, Site Purchase Option Price, page 30, line 2 change to "End of Year 7".

End of Addendum